

Shining Mountains Owners Association  
Board of Directors Meeting  
October 14th, 2025  
MINUTES

Called to Order: 5:02 PM

Present: Dennis Baker, Craig George, Cedar West, Ken Sargent, Sue Sherrard and members on the attached list.

Zoom attendees: Jason Petrillo, Lorri Turner, Howard Goltz, Jess Fanelli, David Duffin

Craig motioned to accept the minutes of 09/09/25 minutes with corrections as noted, 2<sup>nd</sup> Ken, motion passed.

*Correction to 09/09/25 minutes: The Board reviewed financial decisions, noting that despite a planned \$50,000 budget for road maintenance this year, they had previously spent \$133,000 on roads and \$100,000 for gravel crushing, with the development's roads now in the best shape ever.*

Craig motioned to accept the financial reports as of 09/30/25, 2<sup>nd</sup> Cedar, motion passed.

### **Quick recap**

The main focus of the meeting was reviewing the association's annual budget, including road maintenance costs and proposed fee increases, with particular attention to managing future gravel needs and addressing rising dues. The board concluded by discussing potential changes to due dates, concerns about culvert costs, and the need for secure equipment storage.

### **Summary**

#### **Association Budget and Road Maintenance**

Members in attendance were allotted 40 minutes to voice and discuss concerns regarding annual dues increase. Items of concern were:

- Dues increase would place SMOA in the top 3 subdivisions in Madison County as far as annual dues cost.
- Increase in annual dues may create hardships within households due to other rising costs of living expenses.
- Suggestions from membership to increase the Limited Assessment fees for new construction.

The board discussed road maintenance challenges and compared their fees to other subdivisions, noting that Shining Mountains is also one of the largest subdivisions in the

County with 41 miles of roads to maintain as opposed to the compared smaller subdivisions with less roads to maintain.

The board discussed the annual budget and financial status of the association. They reviewed the proposed budget, which included road maintenance and improvements, and noted they were currently within budget despite some cuts. The board addressed concerns about rising dues and the need for additional funding for road maintenance. They explained that the current budget was based on a 3-year average of road maintenance costs, but additional funds would be needed in the future to maintain roads and handle new development. The board also discussed snow plowing operations and the challenges of managing road maintenance with increasing property values and development.

Dennis motioned to accept the proposed budget as presented, 2<sup>nd</sup> Craig, motion passed.

### **Gravel Supply and Road Maintenance**

The board discussed road maintenance and gravel supply, noting that while current gravel costs \$1,200-1,250 per load, they are saving significantly compared to alternative options. They agreed to start setting aside funds for future gravel needs, as the current pit may only have 2-15 years of material remaining. The board also considered raising impact fees, with Ken suggesting that doubling the current \$2,500 fee could generate \$32 per unit, though they noted this would need to be carefully balanced against resident concerns about road maintenance.

Craig motioned to increase the annual dues to \$350.00, 2<sup>nd</sup> Ken, motion passed.

### **Dues and Budget Cycle Alignment**

Shining discussed changing the due date for dues to align with the budget cycle, which would require prorating the first year's payments. He emphasized the importance of notifying members early about the increase. The board also addressed concerns about the cost of culverts. The conversation ended with a brief discussion about storing equipment and the need for a secure building.

### **Next steps**

- [Board to revisit raising the impact fees from \\$2,500 to \\$5,000 for new construction](#)
- [Board to consider implementing incremental dues increases in the future instead of large one-time increases](#)
- [Ken to bring up a proposal at the next meeting about changing the due date for dues to better coincide with the budget cycle](#)
- [Craig to talk to the homeowner about the rocks placed near the road that could cause snow drifting issues](#)
- [Board to explore options for building a secure storage facility for association equipment and materials](#)

- [Board to evaluate setting aside funds annually for future gravel pit replacement](#)

Next Meeting: November 11<sup>th</sup>, 2025

Adjournment: 6:04 PM

Prepared by: Sue Sherrard

Accepted by: \_\_\_\_\_